067.A	0003	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	806,000 / 806,000
					USE VALUE:	806,000 / 806,000
					ASSESSED:	806,000 / 806,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		IVY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SONTAG DAVID NEIL
Owner 2:	SONTAG SARAH
Owner 3:	
Street 1:	3 IVY CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ZARCH WILLIAM R/REBECCA P -
Owner 2:	-
Street 1:	3 IVY CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,718 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Vinyl Exterior and 1886 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6718.000	370,900		435,100	806,000
Total Card	0.154	370,900		435,100	806,000
Total Parcel	0.154	370,900		435,100	806,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 427.36 | /Parcel: 427.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 128748

GIS Ref

GIS Ref

Insp Date 10/16/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 067.A-0003-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	370,900	0	6,718.	435,100	806,000	806,000	Year End Roll	12/18/2019
2019	101	FV	283,100	0	6,718.	404,000	687,100	687,100	Year End Roll	1/3/2019
2018	101	FV	283,100	0	6,718.	404,000	687,100	687,100	Year End Roll	12/20/2017
2017	101	FV	283,100	0	6,718.	354,300	637,400	637,400	Year End Roll	1/3/2017
2016	101	FV	283,100	0	6,718.	323,200	606,300	606,300	Year End	1/4/2016
2015	101	FV	271,500	0	6,718.	285,900	557,400	557,400	Year End Roll	12/11/2014
2014	101	FV	271,500	0	6,718.	270,400	541,900	541,900	Year End Roll	12/16/2013
2013	101	FV	271,500	0	6,718.	257,300	528,800	528,800		12/13/2012

!5804!

PRINT

Date	Time
12/10/20	20:38:36

LAST REV

Date	Time
08/03/20	09:46:58
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5804

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZARCH WILLIAM R	51282-315		6/9/2008	Change>Sale	500,000	No	No		
CARADONNA PETER	47875-383		7/27/2006		425,000	No	No		
DELANEY IRENE G	30578-197		8/24/1999		275,000	No	No		
	13341-285		11/25/1977		41,500	No	No		N

USER DEFINED

Prior Id # 1:	128748
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/28/2020	550	Solar Pa	19,008	C				
8/8/2018	1125	Insulate	4,176	C				
8/11/2009	687	Wood Dec	4,500					
6/19/2008	700	Addition	70,000			G10	GR FY10	ADD 2ND FLR
4/19/2000	278	Redo Kit	32,000	C				REMODEL KITCHEN.BA
3/22/1993	68		18,000					ADD RM AND WDK

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	MEAS&NOTICE	BS	Barbara S
1/26/2009	Meas/Inspect	294	PATRIOT
11/10/2008	Permit Visit	BR	B Rossignol
11/30/2006	MLS	MM	Mary M
6/19/2000	MLS		
11/10/1999	Mailer Sent		
11/8/1999	Measured	163	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6718		Sq. Ft.	Site		0	70.	0.93	12									435,080						435,100	

Total AC/HA: 0.15422 | Total SF/SM: 6718 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 435,080 | Spl Credit | Total: 435,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.20673382
Const Adj.:	0.98990101
Adj $ / SQ:	149.318
Other Features:	70912
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	388775
Depreciation:	17884
Depreciated Total:	370891

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB		

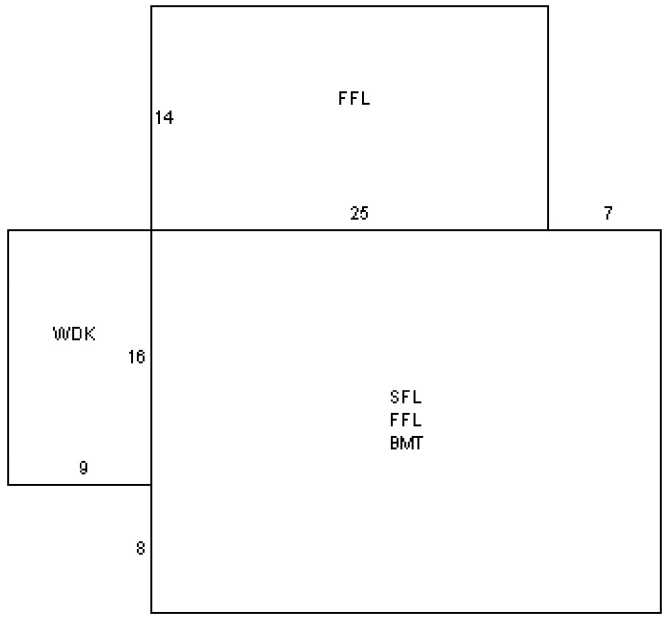
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2000
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	149.32
Special Features:	0	Val/Su Net:	132.56
Final Total:	370900	Val/Su SzAd	196.66

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,118	149.320	166,938
BMT	Basement	768	44.800	34,403
SFL	Second Floor	768	149.320	114,677
WDK	Deck	144	12.810	1,845

Net Sketched Area:	2,798			Total:	317,863
Size Ad	1886	Gross Are	2798	FinArea	1886

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

067.A-0003-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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